

RECEIVED

May 15, 2008

MAY 27 2008

TO: Ravalli County Planning Board/Commissioners

Ravalli County Commissioners

FROM: Tim and Elaine Burt, owners Florence property

--	--	--	--	--

**Please accept this letter as our protest of the current draft for the property we own at  
at 160 Long, east of the school ( tax id # 1380100; GEO code 1869-11-1-01-03-0000) and 5612  
Old Highway 93 north of the school ( tax id # 1436600; GEO code 1869-11-1-01-06-0000)  
See enclosed maps, corrections as noted.**

My wife and I have attended every meeting of the Florence CPC since becoming aware of the zoning and have taken a very active role in the community planning and mapping process.

We were quite disappointed that the Draft B map proposals for Florence looked nothing like the maps the CPC had been working on for Clarion.

We, and others at the meetings, had requested both above properties be zoned commercial and again respectfully request these two properties be zoned commercial as they are in the business district and along the two well traveled business routes in Florence of Long and Old Highway 93.

According to the current draft map they have been changed to R-1 residential. We were told that this was probably an error but we wanted to make sure it was corrected. Ideally these properties would be zoned institutional with a commercial overlay so that the school could easily purchase them in the future for their expansion plans. It makes no sense to have to go through these changes later as it is obvious what the natural transition should be but at the very least they should stay commercial in the Florence business district.

The Business District currently travels along Old Highway 93 from the IGA grocery store to Tie Chute Road (to the end of the sewer district boundary). Both of the properties are within the current Business/Sewer district. If you travel slightly further out Old Highway 93, just outside of the business/sewer district boundary (on the North side of Tie Chute) the area currently transitions into home based commercial: there are many daycares, churches, children's jumper rentals, etc. It is customary and beneficial to keep commercial in the same area and along the normal traffic flow. That is the goal of any planning process. There is currently commercial property adjoining the Long property (Glen's Café) and Old Highway 93 is in the designated Business District thoroughfare for Florence.

The Ravalli County Planning Board's current "Existing Use Base Map" has the Florence School, 160 Long (east side of the school) and 5612 Hwy 93 So (north side of the school) all zoned the same. It only makes sense that the new zoning map would zone similarly.

We were told recently by planning that the designations we are requesting should have been on Plan B maps but there was an error in the process, when tax records were used for mapping and some designations got changed.

We respectfully request that these designations be put back on the map and zoned as we, and others at the planning meetings had requested.

**Thank you in advance for your assistance and in forwarding these corrections to Clarion.**

Sincerely,

Tim and Elaine Burt 829-1900

mountainwestbest@yahoo.com

